

1 BILL NO. G-84-09- 05

2 SPECIAL ORDINANCE NO. G- 24-84

3 AN ORDINANCE amending Ordinance  
4 Number G-10-84 dealing with His-  
5 toric Preservation Districts.

6 WITNESSETH

7 WHEREAS, the Common Council of the City of Fort Wayne,  
8 Indiana, by passage of Ordinance Number G-10-84 has created a new  
9 chapter (Chapter 34) of the Municipal Code of this City entitled  
10 "Historic Preseration and Protection Districts."

11 WHEREAS, Chapter 34 of the Municipal Code provides a  
12 procedure by which areas may be designated as "Historic Districts."

13 WHEREAS, G-10-84 needs to be amended to reflect the ad-  
14 ditional designation of certain areas as Historic Districts.

15 NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF  
16 THE CITY OF FORT WAYNE, INDIANA:

17 SECTION 1. Those areas listed on the attached Exhibit  
18 "A" (818 South Lafayette Street, local Historic District) and  
19 Exhibit "B" (West Central local Historic District) hereby are made  
20 Historic Preservation Districts, and in that regard Ordinance  
21 Number G-10-84 is hereby amended by adding thereto at Section 34-  
22 14(b) thereof the designations herein made. Two (2) copies of  
23 Exhibits A and B are attached hereto and made a part hereof.

24 SECTION 2. The maps submitted herewith as contained in  
25 Exhibits A and B respectively are approved and it is noted that  
26 all legal steps have been taken by the Hirtoric Preservation Re-  
27 view Board.

28 SECTION 3. That this Ordinance shall be in full force  
29 and effect from and after its passage and any and all necessary  
30 approval by the Mayor.

31 APPROVED AS TO FORM  
32 AND LEGALITY

Bruce O. Boxberger, City Attorney

Janet G. Bradbury  
Councilmember



Read the first time in full and on motion by Bradbury, seconded by Redd, and duly adopted, read the second time by title and referred to the Committee Regulations (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., E.S.

DATE: 9-11-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Bradbury, seconded by Redd, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>7</u>	_____	_____	<u>2</u>	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	_____	_____	_____	<u>✓</u>	_____
<u>STIER</u>	_____	_____	_____	<u>✓</u>	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 9-25-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) ~~(APPROPRIATION)~~ (GENERAL)

(SPECIAL) ~~(ZONING MAP)~~ <sup>Ordinance</sup> ORDINANCE ~~(RESOLUTION)~~ NO. 9-24-84

on the 25th day of September, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Ray A. Ebert  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th day of September, 1984, at the hour of 11:00 o'clock A. .M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 26th day of September, 1984, at the hour of 3<sup>00</sup> o'clock P. .M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



STAFF REVIEW OF  
HISTORIC DISTRICT PETITION

APPLICANT: Mr. James DeWood  
PROPERTY: 818 South Lafayette Street  
PROPERTY OWNER: Mr. James DeWood  
DATE OF REVIEW August 13, 1984 and August 22, 1984

CULTURAL RESOURCES SURVEY INFORMATION:

Rating: C/10 (13 is highest number possible; C is contributing)  
Estimated Date: 1842-1850  
Style: Simple Greek Revival  
Condition: Good  
Integrity: Altered

REASON FOR PETITION

The owner of this structure is interested in protecting it because of its age and because the house is both architecturally and historically significant. There are less than fifteen structures in Fort Wayne that are as old as this one and it is also one of the few that remain of this architectural style.

STAFF COMMENTS

The City's Ordinance No. G-10-84 provides for the creation of single property Historic Districts. Although only one criteria is required by the Ordinance, this structure meets two. (Refer to Article III, Section 34-5, (d)(1)a and (2)f.

1. Architecturally Worthy - This simple Greek Revival cottage is one of the few remaining in the City and it is therefore architecturally significant because the architectural style is in danger of becoming extinct. Its age is also significant because so few structures remain that are close to 150 years old. A Gothic Revival front addition was added to the house in about 1855. The original summer kitchen at the rear of the house was enclosed in the mid 19th Century. Although vinyl siding has been added to the portions of the house that are not exterior brick, restoration is not infeasible.
2. Historically Significant - The house is historically significant because the early owner of the house between 1849 and 1866 was John Maier. He was one of Fort Wayne's early postmasters and the first to establish rail mail service. Mr. Maier came to Fort Wayne in 1845 to establish a retail business which was the first to offer ice cream, homegrown strawberries, toys, and musical instruments to Fort Wayne residents. He was also the first to press grapes for community purposes which were used at Trinity Lutheran Church for many years.

STAFF RECOMMENDATION

Protection of this structure by Historic District Designation will accomplish two major public benefits:

1. One of the last remaining buildings of its architectural style and age will be preserved for the future. Additional alteration will need to come under the review of the Historic Preservation Review Board.
2. The historic significance of one of the house's early owners will be remembered as part of Fort Wayne's early beginnings as a City.

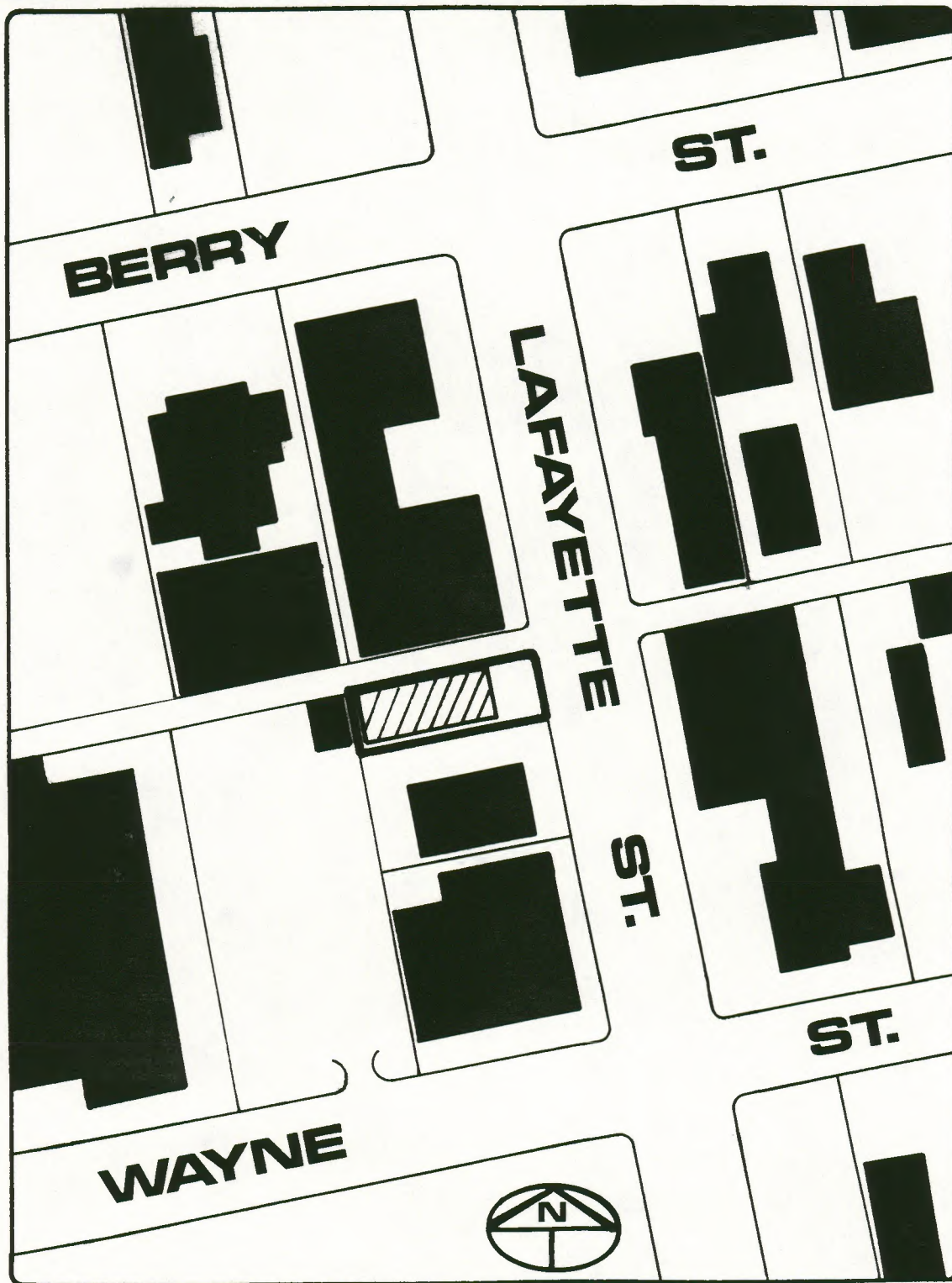
Based on these two reasons, staff recommends that the Historic Preservation Review Board approve submitting this petition to the Plan Commission for its review and comment and to the City Council for its action.

PUBLIC HEARING SUMMARY AND HPRB VOTE

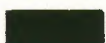
No members of the general public attended the public hearing held on August 14, 1984. The staff of Community Development and Planning made a brief presentation and recommended that the HPRB support the petition for the Historic District. The owner, an elderly gentleman, indicated by phone to the staff that he supports the petition but said he was unable to go out at night. There were no opponents present. The HPRB voted unanimously 4 to 0 to recommend that this property be considered by City Council for designation as a local Historic District.



# 818 S. LAFAYETTE ST. LOCAL HISTORIC DISTRICT



HISTORIC STRUCTURE



SURROUNDING STRUCTURES



DISTRICT BOUNDARY (PRIMARY DISTRICT)



STAFF REVIEW OF  
HISTORIC DISTRICT PETITION

Applicant: Petitioners from the West Central Neighborhood  
Property: Multiple properties within the geographic area shown on the attached map.  
Property Area: Multiple owners as listed on petition  
Date of Review: August 13, 1984 & August 22, 1984

Cultural Resource Survey Information:

Rating: Ranges from C/9 to 0/13 (13 is highest number possible; C is contributing; 0 is outstanding)  
Estimated Date: Ranges between late 19th century to early 20th century.  
Style: Residential properties; many significant architectural styles are represented.  
Condition: Ranges from fair to excellent  
Integrity: Ranges from unaltered to major alteration

REASON FOR PETITION

The petitioners are requesting local Historic District designation so that the area's architectural and historic character can be protected under the conditions of the Ordinance which require that a Certificate of Appropriateness be issued by the Historic Preservation Review Board before any conspicuous exterior changes are made to the structures.

STAFF COMMENTS

The City's Ordinance #G-10-84 provides for the creation of multiple property Historic Districts. Although only one criteria is required by the Ordinance, this area meets seven out of ten historic and architecturally worthy criteria. (Refer to Article III, Section 34-5, (d), (1) a & c, and (2) a,b,c,f, & g of the Ordinance). Several explanatory points are listed below.

1. The area within the proposed district boundaries represents a concentration of the most historically and architecturally significant buildings erected and remaining in Fort Wayne.
2. There exists an unusually diverse collection of late 19th century and early 20th century architectural styles. Several examples, Federal and Greek Revival, are very rare in Fort Wayne and are in danger of becoming extinct. There are also a few pre Civil War cottages in the district.
3. There are examples of homes designed by Fort Wayne's best architects of the day, Wing and Mahurin and Charles Weatherhogg.
4. The area is the most cohesive example of a 19th century neighborhood remaining in Fort Wayne. There are few vacant lots within this area.



5. Of the 52 buildings rated #13 as outstanding in the Cultural Resources Survey, 29 are in West Central.
6. The area has already been declared eligible for the National Register of Historic Places and is in the process of obtaining final approval at the state and national level.

The petitioners have collected signatures of support from the owners of 53.7% of the 244 lots within the district; 41.8% were not available for contact; and 4.5% declined to support the petition. However, no minimum percentage of supporting petitioners is required to establish a local Historic District.

#### STAFF RECOMMENDATION

Protection of this area through Historic District designation will accomplish two major public benefits:

1. The historic and architectural heritage of Fort Wayne will be preserved for future generations. At the same time, the Certification of Approval process will allow for appropriate changes to be made while still keeping the character of the neighborhood intact.
2. The neighborhood will be enhanced and preserved therefore potentially increasing property values, encouraging investment, and retaining residents.

For these two reasons as well as the others mentioned above, the staff recommends that the Historic Preservation Review Board approve submitting this petition to the Plan Commission for its review and comment and to the City Council for its action.

#### PUBLIC HEARING SUMMARY AND HPRB VOTE

Eleven members of the general public attended the public hearing held on August 14, 1984. The staff of Community Development and Planning made a brief presentation and recommended that the HPRB support the petition for the District. Eight proponents spoke in favor of the District stressing the need for protection to this historic and architecturally significant neighborhood. They presented the fact that over half of the owners of lots supported the creation of a District. Three opponents spoke against the District. The opponents were concerned that they would be unable to have control over their property if the area became a District. The HPRB voted three members in favor of the district and one member abstaining.

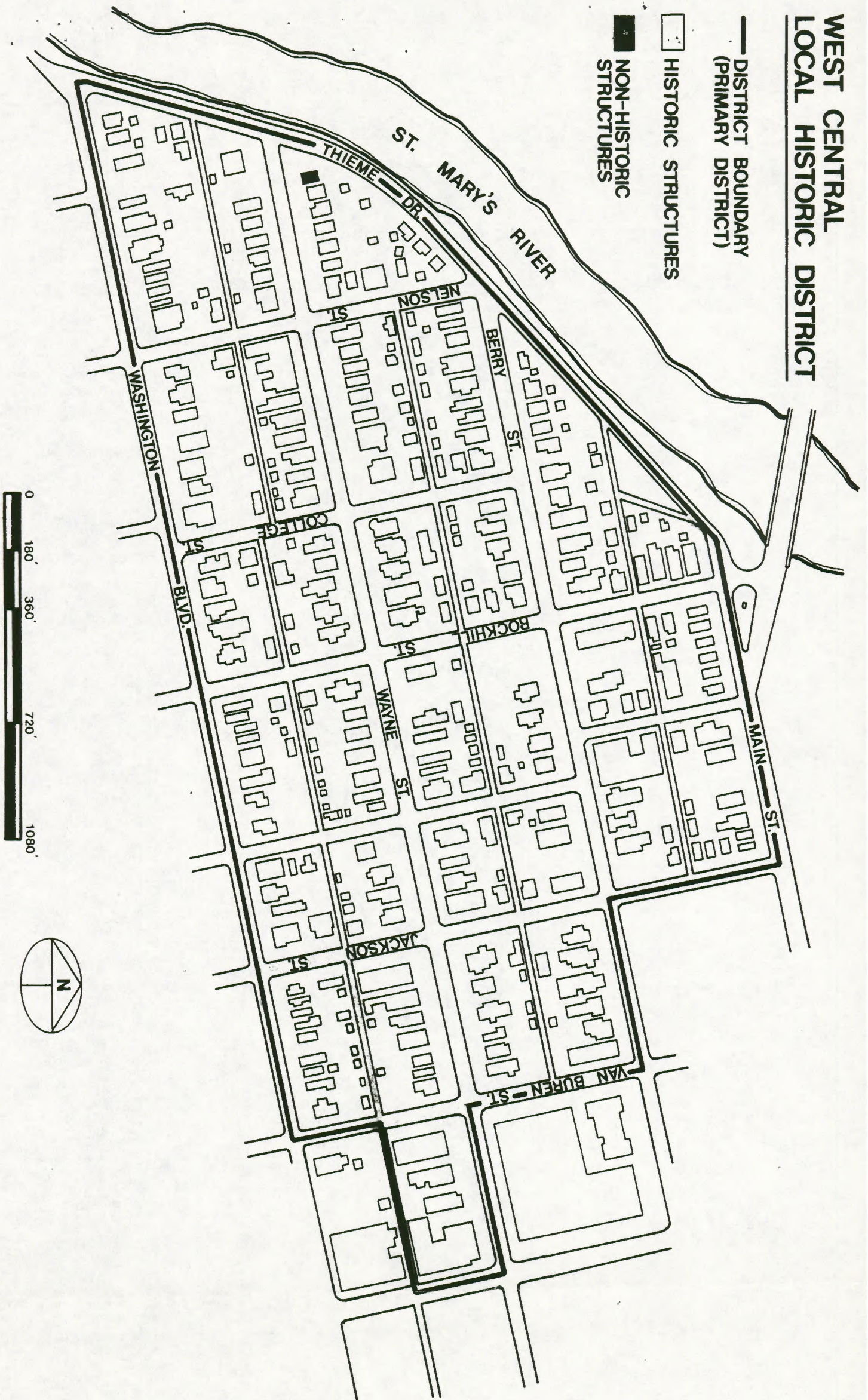


# WEST CENTRAL LOCAL HISTORIC DISTRICT

— DISTRICT BOUNDARY  
(PRIMARY DISTRICT)

□ HISTORIC STRUCTURES

■ NON-HISTORIC  
STRUCTURES





Admin. Appr. \_\_\_\_\_

D I G E S T   S H E E T

G-84-09-05

TITLE OF ORDINANCE 818 South Lafayette Street local Historic District - Amendment to Ordinance #G-10-84DEPARTMENT REQUESTING ORDINANCE C.D. & P.

SYNOPSIS OF ORDINANCE Designation as a local Historic District places the structure at this address under the review of the Historic Preservation Review Board and the conditions set forth in Ordinance #G-10-84. The proposed single property Historic District meets the following criteria for designation as specified in Ordinance #G-10-84 under Article III, Section 34-5, (d). The district meets criteria (1)a and (2)f. Under the conditions of the Ordinance, the property owner is required to submit to the HPRB an application for a Certificate of Appropriateness before any conspicuous exterior changes are made other than ordinary repairs and maintenance. Conditions requiring a Certificate of Appropriateness are listed in Section 34-6(a) (1)a-e and (2)a-b.

EFFECT OF PASSAGE This structure is one of the few remaining buildings of its age (1842-1850 and architectural style (simple Greek Revival). It is rated 10' as Contributing in the City's Cultural Resource Survey. It was also the home of one of the City's early postmasters, John Maier, who was also a significant figure in Fort Wayne business. Designation of this structure as a local Historic District will protect it from future inappropriate alterations and will enable the HPRB to review any conspicuous exterior changes.

EFFECT OF NON-PASSAGE The structure would not be under the protection and review of the HPRB and may face additional inappropriate alteration and/or demolition.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) No City Money Involved.

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



BILL NO. G-84-09-05

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN  
ORDINANCE amending Ordinance Number G-10-84 dealing with Historic  
Preservation Districts

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

JANET G. BRADBURY, CHAIRWOMAN

Janet G. Bradbury

SAMUEL J. TALARICO, VICE CHAIRMAN

Samuel J. Talarico

CHARLES B. REDD,

Charles B. Redd

MARK E. GIAQUINTA

Mark E. GiaQuinta

JAMES S. STIER

James S. Stier

CONCURRED IN 9-25-84  
SANDRA E. KENNEDY, CITY CLERK